

Voluntown Planning and Zoning Commission
April 11, 2001

The regular meeting of the Voluntown Planning and Zoning Commission was called to order at 7:00 P.M. at the Voluntown Town Hall, Voluntown, CT. Members present were Ken Hollister, Flo Harman, Ken Weseman, and Dwayne Davis. Alternate David Nieminen was present and will be a full voting member.

The minutes of the March 14, 2001 meeting were read. With no additions or deletions, Ken Weseman made a motion to accept the minutes as read. Dwayne Davis seconded it and all were in favor.

Zoning Enforcement Officer was not present.

Old Business: There were verbiage changes between Earthgro and the Zoning Board of Appeals. Nothing that changed the intent of the letter. Dwayne Davis stated that the Selectmen had not signed off on the letter, as of the last Board meeting, because of a few discrepancies. A letter dated April 2, 2001 was received from Attorney Kepple requesting all the information on the approved cell tower located on Tom Sweet's property and the pending tower on Route 138, be sent to his office. Crown Atlantic Verizon has convinced the Siting Council to reopen the meeting and it will be held on April 26, 2001 at 3:00 P.M. in New Britain. Mrs. Reynaud was present and wanted to give the board some paperwork. The Chairman stated that the matter with the road needed to be settled. A complete subdivision map needs to be done and they need to contact Mr. Mullen to do this. The Board would like to see this subdivision completed, but it needs to meet all regulations. Mrs. Reynaud needs to have Mr. Mullin or Attorney Duda take care of the matter.

First on the Agenda: Vivian Roode, Brown Road. This is still pending. A request for a 65 day extension will be needed by the next meeting. A letter will be sent to Mrs. Roode reminding her of this, if they are not ready.

Second on the Agenda: Telecommunication Tower, Rockville Road. No one present. Ken Weseman made a motion to table until next month's meeting. Dwayne Davis seconded it and all were in favor.

Third on the Agenda: SPAFAS, Charles River Laboratories, Pendleton Hill Road. The application and \$60 fee was received. Mr. Richard Lawrence of Lawrence Associates presented the site plan. Also present was John Sabrowski, Project Manager and Robert Sirpenski. The SPAFAS facility in Voluntown is on 11 acres. They have been before Inland Wetlands and received approval, there is no disturbance of wetlands. The new building would be 40 x 248, approximately the same size as the existing building. Mr. Lawrence stated everything complies with zoning. Ken Weseman state the application falls between agriculture and commercial and it is a major development zone. They are making a change to an existing site plan and are enlarging a permitted use. The Chairman was not sure if a Public Hearing is needed and will check with the Town Attorney. The new entrance to the back of the building over Fish Kill Road was discussed. It was questioned if they had contacted the State about this access, it would probably be D.E.P. not D.O.T. The Board would like something from the State acknowledging this. The building set up and design was discussed. Dwayne Davis questioned if they were working with the Fire Marshal and they are. One set of prints were left, in case the access road

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needed to be changed. The Board has no problem with what was submitted, but needs an answer from the Attorney concerning the Public Hearing issue and something from D.E.P. If a Public Hearing is needed and the Attorney gets back soon enough, it will be set up for May 16th. The regular meeting is being moved down a week to May 16, 2001. The Chairman will be in contact with them.

Mike Roman arrived late and requested to withdraw the application for the Telecommunication Tower on Rockville Road. Mr. Roman is looking at a site down the road in Rhode Island, instead. Mr. Roman wanted to discuss the \$5,000 bond for the Stone Hill Road tower. He questioned why the bond was needed, since the Town would be on the tower. The Chairman explained that it was a zoning regulation and that Planning and Zoning makes and enforces the regulations. The other option would be to go to Z.B.A. and ask to vary the regulation. Mr. Roman will comply, if he has to.

Fourth on the Agenda: Non-residential zoning permits. There were two changes of uses in the Riverside Mall. A floor covering shop and a paintball shop. The Z.E.O. was suppose to leave paperwork and the Chairman did not know the status of this.

Ken Weseman made a motion to adjourn the meeting at 8:18 P.M. Ken Hollister seconded it and all were in favor.

Respectfully submitted,

Flo Harman, Secretary

Copy to Z.E.O.

Copy to Z.B.A.